

Document 2008 1924

Book 2008 Page 1924 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$571.20

Rev Stamp# 191 DOV# 191

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273 (515) 462-4912

\$357,464.40

Taxpayer Information: (Name and complete address)

Kelly J. Hayes

1888 Nature Court

Winterset, Iowa 50273

Return Document To: (Name and complete address)

John E. Casper

P.O. Box 67

Winterset, Iowa 50273

Grantors:

Donald J. Lynch

Grantees:

Kelly J. Hayes

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Fifty Seven Thousand Four Hundred Sixty Four and 40/100ths--(\$357,464.40)
Dollar(s) and other valuable consideration,
DONALD J. LYNCH, a Single Person,

do hereby Convey to
KELLY J. HAYES,

the following described real estate in Madison County, Iowa:

Parcel "D" located in the Southwest Quarter (SW¼) of Section Three (3), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 57.049 acres, as shown in Plat of Survey filed in Book 2007, Page 3107 on August 9, 2007, in the Office of the Recorder of Madison County, Iowa;

AND



Parcel "D" located in the Southeast Quarter (SE¼) of Section Four (4), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 39.563 acres, as shown in Amended Plat of Survey filed in Book 2008, Page 1535 on May 12, 2008, in the Office of the Recorder of Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA
COUNTY OF MADISON

Dated: June 8, 2008

This instrument was acknowledged before
me on June 8, 2008 by
Donald J. Lynch

Donald J. Lynch
Donald J. Lynch (Grantor)

(Grantor)

Lawrence C Watts
_____, Notary Public

(Grantor)

Lawrence C Watts
Notarial Seal - Iowa
Commission No. 703488
My Commission Expires 3/29/09

(Grantor)